

San Ysidro Community Plan Area Historic Resources Survey



Historic Preservation Background

- General Plan
 - HPE goals: Strengthen historic preservation planning ; Actively identify, document, evaluate, designate and preserve historical resources
- Designation Process, Criteria and Integrity
 - Project review or voluntary nomination
 - Significant architecture or association with important person, event or development history
 - Ability of building or structure to convey its significance

Historic Preservation Background

- Regulations
 - Projects consistent with Federal Standards are exempt
 - Projects that are not consistent with Standards require SDP public hearing and CEQA review
- Benefits
 - California Historic Building Code
 - Mills Act property tax reduction

Designated Historical Resources

- Three individually significant sites
 - El Toreador Motel #236
 - Rundell House #820
 - Public Library #451
- No historic districts



Historic Surveys

- Preservation Standards
- Reconnaissance level effort
- Public participation is key
- Integration into overall planning process
- Adoption of survey
- Use of survey

Historic Context

Narrative that describes the broad patterns of historical development in a community that may be represented by its built environment. – National Park Service

In other words, the Historic Context Statement is a history told through the lens of the community's physical development.

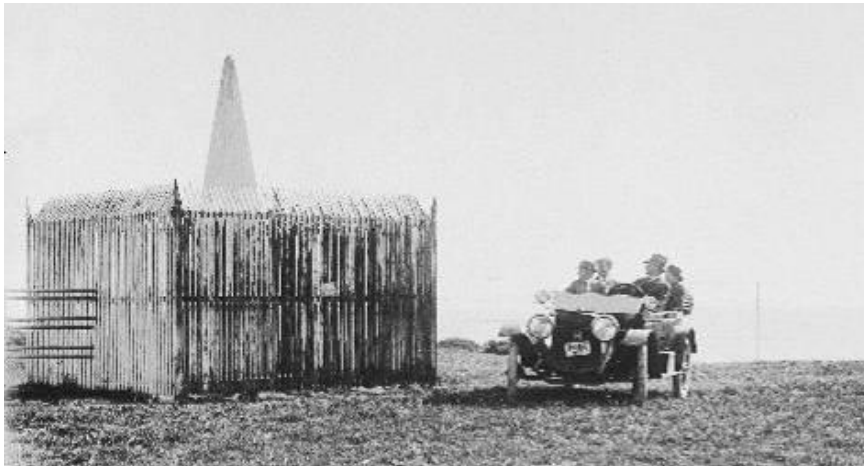
The Historic Context Statement identifies development patterns and significant properties in the San Ysidro community, and provides a guide toward the evaluation of potential historic resources within the San Ysidro Community Planning Area.



San Ysidro Historic Context

Rancho Period and Early Border History (1822 – 1908)

Residential, Commercial, and Transportation
Development



San Ysidro Historic Context

An Agricultural Community (1909 – 1964)

Residential, Agricultural, and Community Development



San Ysidro Historic Context

Development of a Border Town (1916 – 1956)

Entertainment and Tourism

Transportation and Infrastructure

Residential Development

Community and U.S. Government



San Ysidro Historic Context

Annexation to City of San Diego (1957 - Present)

Residential Subdivision

Commercial Expansion

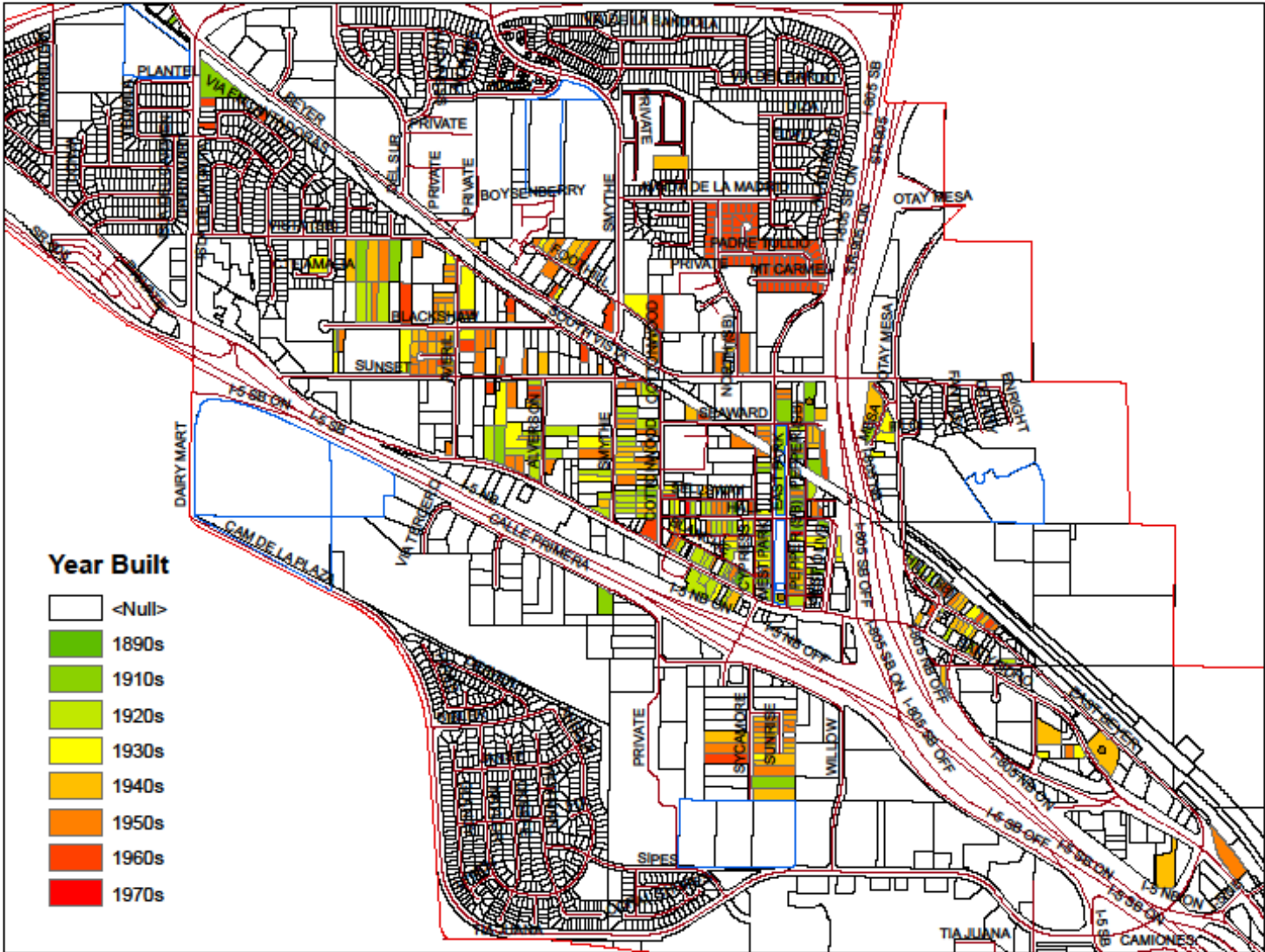


Historic Survey Preliminary Results

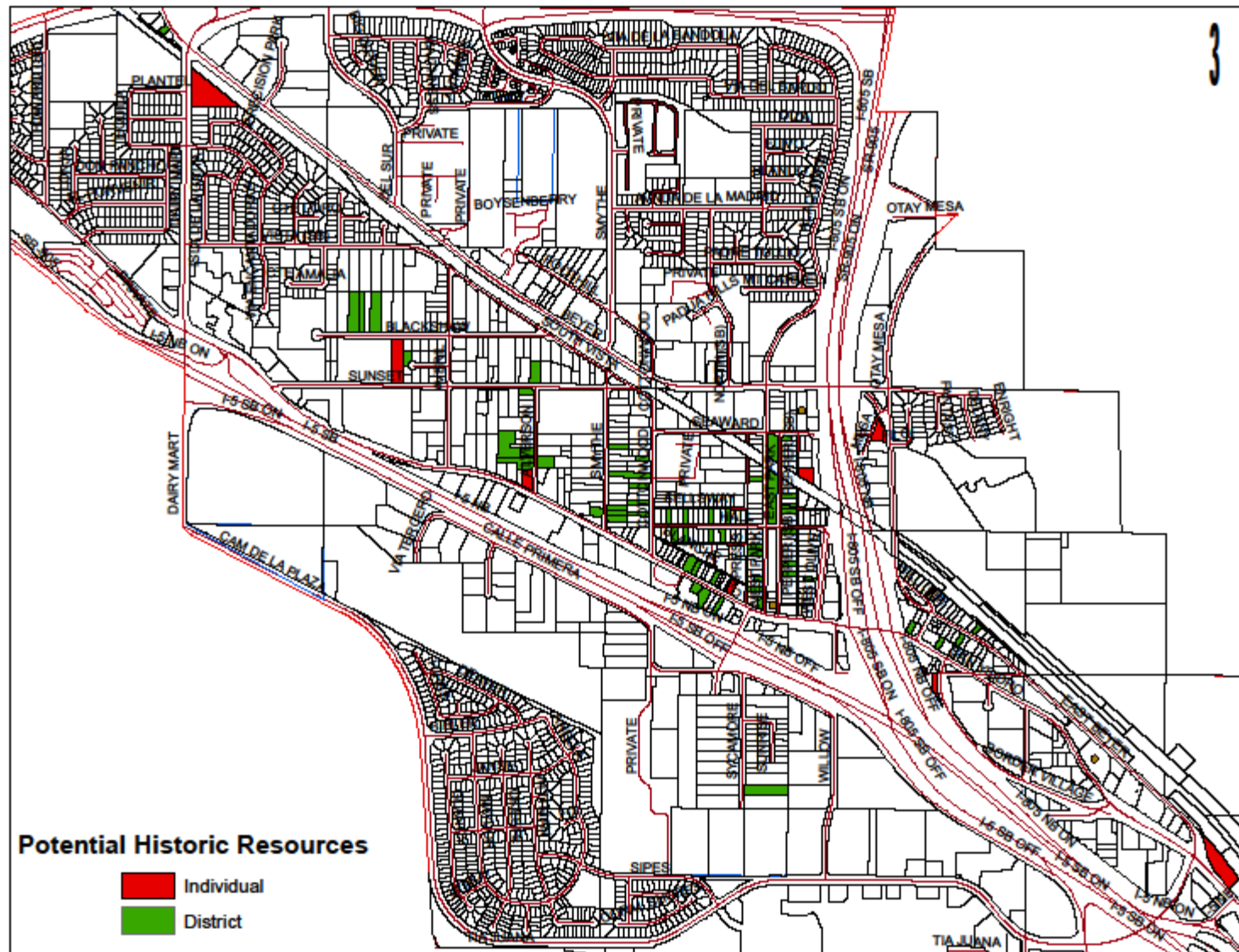
Methodology

- The City of San Diego provided a list of all properties in the San Ysidro Community Plan area that were built before 1970.
- Reconnaissance-level survey of those properties, which included digital photography and architectural description field notes.
- The information was then put into a database.
- The surveyors meet the Secretary of the Interior's Professional Qualification Standards in Architectural History.

Historic Survey Preliminary Results



Potential Historic Properties



Potential Historic District: Village/Core Area

Property Types

Residential Properties:

- Single-family

Commercial Properties:

- Retail
- Auto Garage

Institutional and Gov't Properties:

- Church
- Library
- Civic and Recreational Center



Potential Historic District: Village/Core Area



112 Alverson Rd. (1922)



208 East Park Ave. (1912)



299 E. San Ysidro Blvd. (ca. 1920s)



138 W. San Ysidro Blvd. (ca. 1920s)

Potential Individually Significant Resources

Residential: Single-Family



3283 Beyer Blvd. (ca. 1910s)



1663 Dairy Mart Rd. (1910)



159 W. Hall Ave. (1923)



260 Mesa Ave. (1909)

Potential Individually Significant Resources

Residential: Single-Family



240 Pepper Ln. (ca. 1910s)



3616 Sunset Ln. (1934)



133 W. San Ysidro Blvd. (ca. 1895-1901)

Potential Individually Significant Resources

Residential: Multi-Family



407 W. San Ysidro Blvd. (1928)

Potential Individually Significant Resources

Commercial: Retail and Motel



320 Bolton Hall (ca. 1940s)



701 E. San Ysidro Blvd. (ca. 1950s)



751 E. San Ysidro Blvd. (ca. 1930)

Potential Individually Significant Resources

Civic and Institutional: Church



114 W. Hall Ave. (1927)

Questions?



Conservation Areas – What are they?

- Areas with distinct physical characteristics that may not meet local criteria for historic district designation
- Possess desirable elements that warrant conservation often at neighborhood scale
- Often reflect historic development patterns, architectural styles, site layout, and other identifiable attributes
- Typically designed to preserve neighborhood character rather than historic structures

Conservation Areas – Community Plan Update Process

- General Plan Policies – Historic Preservation Element
 - Integrate historical and cultural resources in the planning process and use Conservation Areas as tools to complement community character
- General Plan Policies – Urban Design Element
 - Create design guidelines as an implementation tool to review projects within conservation areas.
- Historic Survey
 - Map potential areas that do not meet designation criteria
 - Identify characteristics
- Urban Design Consultant
 - Map community characteristics
 - Prepare design guidelines

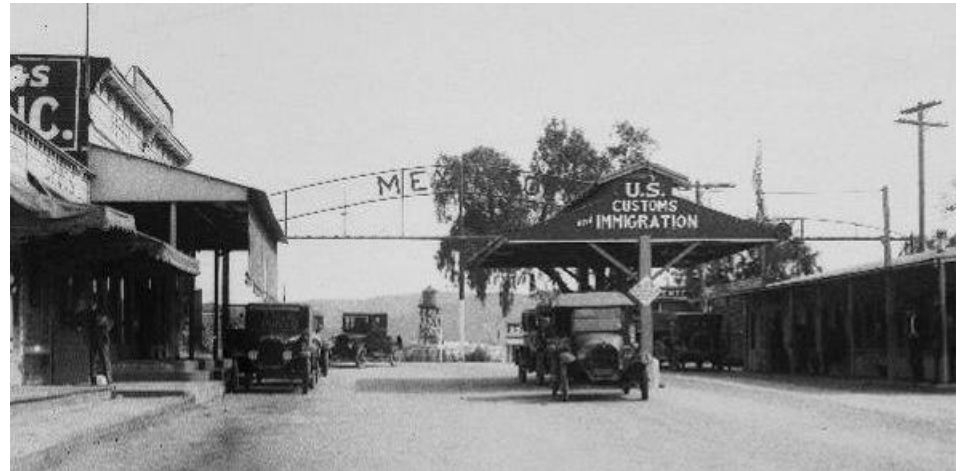
Conservation Areas – How are they established?

- At time of CPU adoption or following planning process?
- Role of Community members?
- Role of property owners?
- Is a Council Policy warranted or do adequate tools already exist?

Conservation Areas – How are they implemented?

- Zoning action (CPIOZ)
- Design Guidelines for new construction, alterations
- Thresholds for ministerial and discretionary reviews
- Overlap or distinct from historic districts
- Allow creativity
- Stimulate infill projects

Questions?



Initial Feedback

- Identify Areas of Historical or Cultural Significance
 - Why important?
- Identify Areas that have characteristics that should be conserved
 - What are the characteristics?
 - Why important?
 - How to conserve?
- Report out (5 minutes each table)